

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2012-0090 – Freedom Park

**Z.A.P. DATE:** September 18, 2012

**ADDRESS:** 624 Ralph Ablanado Drive

**OWNER:** Robin L. and Barry D. Wurzel

**AGENT:** Jackson Walker, L.L.P.  
(Katherine Loayza)

**ZONING FROM:** DR

**TO:** IP

**AREA:** 3.27 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant industrial park – conditional overlay (IP-CO) combining district zoning. The Conditional Overlay covers the following items: 1) limits the number of vehicle trips to no more than 2,000 per day, 2) limits height to 40 feet, 3) limits impervious cover to 70 percent, and 4) prohibits automotive sales, automotive rentals, automotive repair services and service station uses.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

September 18, 2012: *APPROVED IP-CO DISTRICT ZONING AS STAFF  
RECOMMENDED, BY CONSENT*

*[C. BANKS; J. MEEKER – 2<sup>ND</sup>] (4-0) P. SEEGER; G. ROJAS – ABSENT; 1  
VACANCY ON THE COMMISSION*

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The subject rezoning area consists of one undeveloped tract located on Ralph Ablanado Drive and is zoned development reserve (DR) district. There is a church to the north (IP-CO), a single family residence and a church to the east (DR; LO-CO), automotive washing, and apartments to the south (GR-CO; MF-2-CO), and a beauty salon, construction company, plumbing company, office/warehouses, and a sign manufacturing company near the intersection of South 1<sup>st</sup> Street and Ralph Albanedo Drive to the west (LR-CO; IP-CO; LI-CO; LI, W/LO). The Imagine Austin Growth Concept Map identifies South 1<sup>st</sup> Street as a Mixed-Use Corridor which is a reflection of both land uses along a roadway and the available transportation options. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant owns two adjacent tracts to the west that are developed with a construction company and a plumbing services business (LR-CO; IP-CO). The Conditional Overlay includes a 40 foot height limit, a maximum of 70 percent impervious cover, and prohibits

automotive-related uses, indoor and outdoor sports and recreation, research services and adult-oriented uses. The Applicant proposes to rezone the subject property to the industrial park (IP) district to accommodate an expansion of the current uses, and also enable the development of retail sales, and indoor and outdoor recreation uses. Access could be taken through the adjacent tracts which have South 1<sup>st</sup> Street frontage or to Ralph Ablanado Drive. Staff recommends IP-CO zoning based on the following: 1) the IP district maintains lower intensity site development standards that are comparable with office district zoning, 2) the proposed zoning is compatible with adjacent zoning and uses, and 3) the property has access to a collector street, with additional access available to major arterial.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	DR	Undeveloped
<i>North</i>	IP-CO	Church; Plumbing and masonry supply companies
<i>South</i>	MF-2-CO; GR-CO	Apartments; Automotive washing; Retail sales (convenience)
<i>East</i>	DR; LO-CO	Single family residence; Church
<i>West</i>	LR-CO; IP-CO; LI-CO; LI; W/LO	Personal services; Construction sales and services; Office/warehouses; Sign manufacturing company

**AREA STUDY:** N / A

**TIA:** Is not required

**WATERSHED:** Slaughter Creek    **DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association  
 242 – Slaughter Lane Neighborhood Association    511 – Austin Neighborhoods Council  
 627 – Onion Creek Homeowners Assoc.    742 – Austin Independent School District  
 786 – Home Builders Association of Greater Austin  
 1037 – Homeless Neighborhood Association    1075 – League of Bicycling Voters  
 1200 – Super Duper Neighborhood Objectors and Appealers Organization  
 1224 – Austin Monorail Project    1228 – Sierra Club, Austin Regional Group  
 1236 – The Real Estate Council of Austin, Inc.    1340 – Austin Heritage Tree Foundation  
 1363 – SEL Texas

**SCHOOLS:**

Williams Elementary School

Bedichek Middle School

Crockett High School

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0178 – Thomas Davern	DR to LO	To Grant LO-CO with CO for 2,000 trips	Approved LO-CO as Commission recommended (02-13-2003).
C14-99-0135 – Rolando Jaimes – 636 Ralph Ablanedo Dr.	SF-2 to LI	To Grant W/LO	Approved W/LO (02-03-00).
C14-98-0147 – Carter Zoning Case – 8609-8721 South 1 <sup>st</sup> St.	DR to LR-CO; IP-CO	To Grant LR-CO for Tract 1 and IP-CO for Tract 2	Approved LR-CO and IP-CO as Commission recommended; CO is for 40' height, 70% i.c., 2,000 trips, signage requirements, and list of prohibited uses (05-13-99).
C14-96-0005 – Orton Zoning Change – 8601 South 1 <sup>st</sup> Street	DR to LI	To Grant IP-CO w/CO for 40' height and 50% impervious cover	Approved IP-CO w/CO for 40' height, 70% impervious cover, prohibit auto sales, prohibit access to Swanson Lane, 2,000 trips/day (6-6-96).
C14-90-0072 – First Slaughter Commerce Bank – 8801 South 1 <sup>st</sup> St.	DR; SF-2 to LI	To Grant LI with conditions	Approved LI-CO with list of prohibited uses (2-21-91).

**RELATED CASES:**

The property was annexed into the City limits in November 1984. There are no related subdivision or site plan applications on the subject property.

**ABUTTING STREETS:**

Name	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Ralph Ablanedo Drive	25 feet	Collector (1,460 vpd)	Yes	No	No

**CITY COUNCIL DATE:** October 18, 2012

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

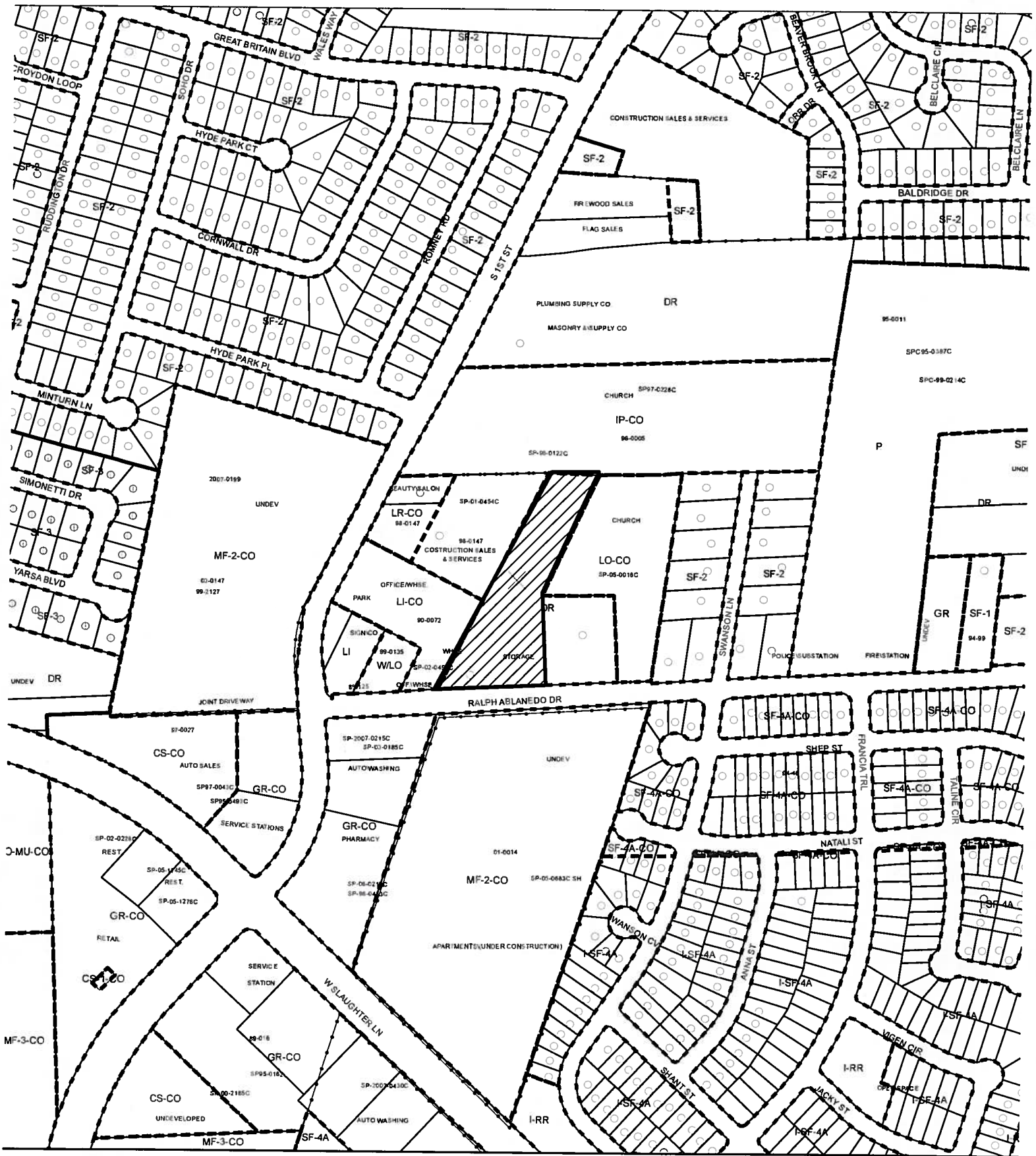
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov

**PHONE:** 974-7719



N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

EXHIBIT A

ZONING CASE#: C14-2012-0090



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 400'

# C14-2012-0090 / Freedom Park



Image Data: 2009

Exhibit A-1

0 100 200 400 Feet

1 inch = 200 feet

**SUMMARY STAFF RECOMMENDATION:**

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**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

*1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The industrial park (IP) district is intended as an area for limited commercial services, research and development, administrative facilities, and manufacturing uses that can meet high development and performance standards, and typically are located on large site or in planned industrial centers.

*2. Zoning changes should promote an orderly and compatible relationship among land uses.*

Staff recommends IP-CO zoning based on the following: 1) the IP district maintains lower intensity site development standards that are comparable with office district zoning, 2) the proposed zoning is compatible with adjacent zoning and uses, and 3) the property has access to a collector street, with additional access available to major arterial.

**EXISTING CONDITIONS****Site Characteristics**

The subject property is undeveloped and relatively flat. The back one-half of the property is heavily treed.

**Impervious Cover**

The maximum impervious cover allowed by the *IP zoning district* is 80%, a consistent figure between the zoning and watershed regulations.

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Slaughter Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

### **Transportation**

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

### **Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay

the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

City records indicate the property is currently served by an On-Site Sewage Facility. Any change of use to the property will require the abandonment of the existing On-Site Sewage Facility and connection to the City wastewater utility system. For more information pertaining to the wastewater cutover process, contact Richard Price at 972-0210 or Dan Balboa at 972-0211. The cutover process may also initiate a required review by the Industrial Waste Division and/or the Cross Connection Division depending on building usage.

### **Site Plan and Compatibility Standards**

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Verify the use to the east, it appears to be single family, and therefore the site is subject to compatibility standards. Along the eastern property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.